



Wylie Zoning Board of Adjustment

Minutes
Zoning Board of Adjustment
Monday, March 19, 2018 – 6:30 pm
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building 100

CALL TO ORDER

The Zoning Board of Adjustment was called to order at 6:30 PM and a quorum was present. Board Members present: Chair Linda Jourdan, Vice Chair Jason Potts, Board Member Andre Gonzalez, Board Member Kevin Lanier and Board Member Kevin Finnell. Board Member Robert Holcomb was absent.

Staff members present were: Renae' Ollie, Director of Development Services, Kevin Molina, Planner, and Mary Bradley, Administrative Assistant.

CONSENT ITEMS

1. Consider and act upon approval of the Minutes of the February 19, 2018 Meeting.

A motion was made by Board Member Finnell and seconded by Board Member Gonzalez, to approve the Minutes of the February 19, 2018 Meeting as submitted. Motion carried 5 – 0.

PUBLIC HEARINGS

Item 1 – ZBA 2018-03

Hold a public hearing to consider and act upon a request by **Saeed Kheradmandnia** for a Variance to Section 4.3.D.4, 4.3.E.1, 4.3.F.2 & 5.1 of the Development Standards for Garage bays facing the street, non-conforming landscaping, architectural offsets and parking. Property located 405 Williams Street, located southwest of State Highway 78 and Williams Street. **ZBA 2018-03**

Staff Comments

Mr. Molina stated that the property is located at 405 Williams Street and is zoned Commercial Corridor District. The existing structure does not

conform to the current development standards. The developer's proposes to convert the existing car wash into an auto repair shop. The change in use from a carwash to an auto repair business will nullify the grandfathered legal non-conforming status of the site.

The applicant is requesting; to allow for garage bays to face Williams Street; to the landscaping requirements; to the architectural building offsets; and to reduce the number of parking requirements for the auto repair use. Also, on the plans provided the access for the vehicles backing out onto Williams Street does not conform.

Ten Public Comment forms were mailed, and four were received in opposition and none received in favor of the request. Three of the forms received are direct neighbors of the subject property.

Board Discussion

Board Members asked about waste disposal on site. Mr. Saed Kharadmand, P. O. Box 560582, The Colony, Texas, applicant/developer for the subject property, stated that a grease trap does exist inside the building. The oil will be contained in drums inside the shop and disposed of in 55 gallon drums by trucks.

The auto repair shop will have two employees. A very small office and waiting room will be provided. The parking spaces will be located one on the south and three on the north, then three inside the bays.

Public Comments

Chair Jourdan opened the Public Hearing.

Mr. Don Montgomery, 6400 Texoma Parkway, Sherman, spoke in opposition of the request, stated that the area for the garage bays are too narrow to allow a lift or moving around to work on cars. He owns property to the north adjacent of the subject property.

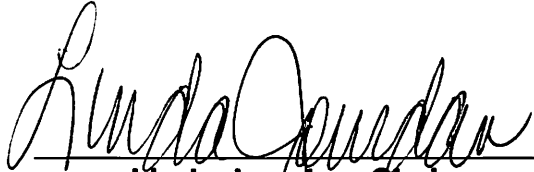
Chair Jourdan closed the Public Hearing.

Board Action

A motion was made by Vice Chair Potts, and seconded by Board Member Gonzalez to Deny the requests for variances to Section 4.3.D.4, 4.3.E.1, 4.3.F.2 & 5.1 of the Development Standards for Garage bays facing the street, non-conforming landscaping, architectural offsets and parking. Property located 405 Williams Street, located southwest of State Highway 78 and Williams Street. Motion carried 5 – 0.

ADJOURNMENT

A motion was made by Board Member Finnell, and seconded by Board Member Lanier to adjourn the meeting at 7:09PM. All Board Members were in consensus.



Linda Jourdan, Chair

ATTEST:



Mary Bradley, Administrative Assistant